

CITY OF WELDON, IOWA
HSB 328 & SSB 1227
Estimated ACGFL Tax Rates & Revenues

ADJUSTED CITY GENERAL FUND LEVY RATES & REVENUES					
Fiscal Year	ACGFL Rate	Revenues from Existing Valuation	Revenues from New Construction	Total Revenues	Revenue Growth %
2025-26	\$7.62648	\$14,587	\$0	\$14,587	
2026-27	\$6.20650	\$14,878	\$396	\$15,275	4.7%
2027-28	\$6.37181	\$15,552	\$407	\$15,959	4.5%
2028-29	\$6.10292	\$16,278	\$390	\$16,667	4.4%
2029-30	\$6.24902	\$16,978	\$399	\$17,377	4.3%
2030-31	\$5.98392	\$17,724	\$382	\$18,106	4.2%
2031-32	\$6.11291	\$18,410	\$390	\$18,800	3.8%
2032-33	\$5.86477	\$19,176	\$374	\$19,551	4.0%
2033-34	\$5.97929	\$19,848	\$382	\$20,229	3.5%
2034-35	\$5.74609	\$20,634	\$367	\$21,001	3.8%
2035-36	\$5.84826	\$21,291	\$373	\$21,665	3.2%

TOTAL ASSESSED AND TAXABLE VALUATIONS				
Fiscal Year	Total Assessed Valuation (Including Ag)	Non-TIF Taxable Valuation (Excluding Ag)	TIF Taxable Valuation (Excluding Ag)	Total Taxable Valuation (Excluding Ag)
2025-26	\$4,492,881	\$1,912,619	\$0	\$1,912,619
2026-27	\$2,903,806	\$2,461,059	\$0	\$2,461,059
2027-28	\$2,947,305	\$2,504,558	\$0	\$2,504,558
2028-29	\$3,173,802	\$2,731,055	\$0	\$2,731,055
2029-30	\$3,223,463	\$2,780,716	\$0	\$2,780,716
2030-31	\$3,468,585	\$3,025,838	\$0	\$3,025,838
2031-32	\$3,518,246	\$3,075,499	\$0	\$3,075,499
2032-33	\$3,776,331	\$3,333,584	\$0	\$3,333,584
2033-34	\$3,825,993	\$3,383,246	\$0	\$3,383,246
2034-35	\$4,097,562	\$3,654,815	\$0	\$3,654,815
2035-36	\$4,147,223	\$3,704,476	\$0	\$3,704,476

TAXABLE VALUATION BY PROPERTY CLASS (%)						
Fiscal Year	Gross Residential	Exemptions	Net Residential	Commercial	Industrial	G&E
2025-26	99.02%	-4.59%	94.43%	1.65%	0.16%	3.75%
2026-27	179.44%	-87.94%	91.50%	3.03%	0.27%	2.92%
2027-28	178.87%	-87.21%	91.66%	2.98%	0.27%	2.86%
2028-29	172.94%	-80.56%	92.37%	2.87%	0.25%	2.63%
2029-30	172.14%	-79.61%	92.53%	2.82%	0.24%	2.58%
2030-31	166.64%	-73.50%	93.13%	2.72%	0.22%	2.37%
2031-32	166.02%	-72.76%	93.26%	2.68%	0.22%	2.33%
2032-33	161.21%	-67.45%	93.76%	2.59%	0.21%	2.15%
2033-34	160.73%	-66.87%	93.86%	2.55%	0.20%	2.12%
2034-35	156.49%	-62.21%	94.28%	2.48%	0.19%	1.96%
2035-36	156.11%	-61.75%	94.36%	2.45%	0.19%	1.94%

NOTE: Total Taxable Valuation will be lower than the Total Assessed valuation because:
1) Ag Land and Ag Building values are excluded, and
2) the Gas and Electric Utility rollback is not affected by the proposed legislation and is less than 100%.

CITY OF WELDON, IOWA

Estimated ACGFL Tax Rates & Revenues

Under Proposed HSB 328/SSB 1227

ACGFL RATES & REVENUES - Proposed HSB 328/SSB 1227			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$1,912,619	\$7.62648	\$14,587
2026-27	\$2,461,059	\$6.20650	\$15,275
2027-28	\$2,504,558	\$6.37181	\$15,959
2028-29	\$2,731,055	\$6.10292	\$16,667
2029-30	\$2,780,716	\$6.24902	\$17,377
2030-31	\$3,025,838	\$5.98392	\$18,106
2031-32	\$3,075,499	\$6.11291	\$18,800
2032-33	\$3,333,584	\$5.86477	\$19,551
2033-34	\$3,383,246	\$5.97929	\$20,229
2034-35	\$3,654,815	\$5.74609	\$21,001
2035-36	\$3,704,476	\$5.84826	\$21,665

CITY OF WELDON, IOWA

Estimated ACGFL Tax Rates & Revenues

Under Current HF 718/SF 2442

ACGFL RATES & REVENUES - Existing HF 718/SF 2442			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$1,912,619	\$7.62648	\$14,587
2026-27	\$1,939,788	\$7.62648	\$14,794
2027-28	\$2,009,544	\$7.55097	\$15,174
2028-29	\$2,099,001	\$7.55097	\$15,849
2029-30	\$2,172,494	\$7.55097	\$16,404
2030-31	\$2,267,207	\$7.55097	\$17,120
2031-32	\$2,344,628	\$7.55097	\$17,704
2032-33	\$2,444,875	\$7.55097	\$18,461
2033-34	\$2,526,438	\$7.55097	\$19,077
2034-35	\$2,632,519	\$7.55097	\$19,878
2035-36	\$2,718,436	\$7.55097	\$20,527

IMPACT OF PROPOSED HSB 328/SSB 1227 vs. CURRENT HF 718/SF 2442			
Taxable Non-TIF			
Fiscal Year	Valuation	ACGFL Rate	Total Revenues
2025-26	\$0	\$0.00000	\$0
2026-27	\$521,270	(\$1.41998)	\$481
2027-28	\$495,014	(\$1.17916)	\$785
2028-29	\$632,054	(\$1.44805)	\$818
2029-30	\$608,222	(\$1.30195)	\$972
2030-31	\$758,631	(\$1.56705)	\$987
2031-32	\$730,871	(\$1.43806)	\$1,096
2032-33	\$888,710	(\$1.68620)	\$1,090
2033-34	\$856,807	(\$1.57168)	\$1,152
2034-35	\$1,022,296	(\$1.80488)	\$1,123
2035-36	\$986,041	(\$1.70271)	\$1,138

CITY OF WELDON, IOWA
Estimated Tax Bill - **ACFGL Portion ONLY**
Change between FY 2026 and FY 2031

Commerical Valuation		Commercial Tax Bill		Industrial Valuation		Industrial Tax Bill		Residential Valuation		Residential Homestead - Non Senio		Residential Homestead - Senior		Residential Non-Homestead	
FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031	FY 2026	FY 2031
\$50,000	\$61,740	\$181	\$369	\$50,000	\$51,515	\$181	\$308	\$50,000	\$58,947	\$163	\$54	\$140	\$54	\$181	\$353
\$100,000	\$123,480	\$362	\$739	\$100,000	\$103,030	\$362	\$617	\$100,000	\$117,894	\$344	\$406	\$321	\$406	\$362	\$705
\$150,000	\$185,220	\$543	\$1,108	\$150,000	\$154,545	\$543	\$925	\$150,000	\$176,842	\$525	\$759	\$502	\$759	\$543	\$1,058
\$200,000	\$246,960	\$886	\$1,478	\$200,000	\$206,060	\$886	\$1,233	\$200,000	\$235,789	\$706	\$1,112	\$682	\$1,112	\$723	\$1,411
\$250,000	\$308,700	\$1,229	\$1,847	\$250,000	\$257,575	\$1,229	\$1,541	\$250,000	\$294,736	\$887	\$1,464	\$863	\$1,464	\$904	\$1,764
\$300,000	\$370,440	\$1,572	\$2,217	\$300,000	\$309,090	\$1,572	\$1,850	\$300,000	\$353,683	\$1,068	\$1,817	\$1,044	\$1,817	\$1,085	\$2,116
\$400,000	\$493,920	\$2,259	\$2,956	\$400,000	\$412,120	\$2,259	\$2,466	\$400,000	\$471,578	\$1,429	\$2,523	\$1,406	\$2,523	\$1,447	\$2,822
\$500,000	\$617,400	\$2,945	\$3,694	\$500,000	\$515,151	\$2,945	\$3,083	\$500,000	\$589,472	\$1,791	\$3,228	\$1,768	\$3,228	\$1,809	\$3,527
\$600,000	\$740,880	\$3,631	\$4,433	\$600,000	\$618,181	\$3,631	\$3,699	\$600,000	\$707,366	\$2,153	\$3,934	\$2,129	\$3,934	\$2,170	\$4,233
\$700,000	\$864,360	\$4,318	\$5,172	\$700,000	\$721,211	\$4,318	\$4,316	\$700,000	\$825,261	\$2,515	\$4,639	\$2,491	\$4,639	\$2,532	\$4,938
\$800,000	\$987,840	\$5,004	\$5,911	\$800,000	\$824,241	\$5,004	\$4,932	\$800,000	\$943,155	\$2,876	\$5,345	\$2,853	\$5,345	\$2,894	\$5,644
\$900,000	\$1,111,320	\$5,690	\$6,650	\$900,000	\$927,271	\$5,690	\$5,549	\$900,000	\$1,061,050	\$3,238	\$6,050	\$3,215	\$6,050	\$3,256	\$6,349
\$1,000,000	\$1,234,800	\$6,377	\$7,389	\$1,000,000	\$1,030,301	\$6,377	\$6,165	\$1,000,000	\$1,178,944	\$3,600	\$6,756	\$3,576	\$6,756	\$3,617	\$7,055
\$2,000,000	\$2,469,600	\$13,241	\$14,778	\$2,000,000	\$2,060,602	\$13,241	\$12,330	\$2,000,000	\$2,357,888	\$7,217	\$13,810	\$7,194	\$13,810	\$7,235	\$14,109
\$3,000,000	\$3,704,400	\$20,105	\$22,167	\$3,000,000	\$3,090,903	\$20,105	\$18,496	\$3,000,000	\$3,536,832	\$10,835	\$20,865	\$10,811	\$20,865	\$10,852	\$21,164
\$4,000,000	\$4,939,200	\$26,968	\$29,556	\$4,000,000	\$4,121,204	\$26,968	\$24,661	\$4,000,000	\$4,715,776	\$14,452	\$27,920	\$14,428	\$27,920	\$14,469	\$28,219
\$5,000,000	\$6,174,000	\$33,832	\$36,945	\$5,000,000	\$5,151,505	\$33,832	\$30,826	\$5,000,000	\$5,894,720	\$18,069	\$34,974	\$18,046	\$34,974	\$18,087	\$35,274
\$6,000,000	\$7,408,800	\$40,696	\$44,334	\$6,000,000	\$6,181,806	\$40,696	\$36,991	\$6,000,000	\$7,073,664	\$21,687	\$42,029	\$21,663	\$42,029	\$21,704	\$42,328
\$7,000,000	\$8,643,600	\$47,560	\$51,723	\$7,000,000	\$7,212,107	\$47,560	\$43,157	\$7,000,000	\$8,252,608	\$25,304	\$49,084	\$25,280	\$49,084	\$25,322	\$49,383
\$8,000,000	\$9,878,400	\$54,424	\$59,112	\$8,000,000	\$8,242,408	\$54,424	\$49,322	\$8,000,000	\$9,431,552	\$28,921	\$56,138	\$28,898	\$56,138	\$28,939	\$56,438
\$9,000,000	\$11,113,200	\$61,288	\$66,500	\$9,000,000	\$9,272,709	\$61,288	\$55,487	\$9,000,000	\$10,610,496	\$32,539	\$63,193	\$32,515	\$63,193	\$32,556	\$63,492
\$10,000,000	\$12,348,000	\$68,151	\$73,889	\$10,000,000	\$10,303,010	\$68,151	\$61,652	\$10,000,000	\$11,789,440	\$36,156	\$70,248	\$36,133	\$70,248	\$36,174	\$70,547
\$15,000,000	\$18,522,000	\$102,471	\$110,834	\$15,000,000	\$15,454,515	\$102,471	\$92,479	\$15,000,000	\$17,684,160	\$54,243	\$105,521	\$54,219	\$105,521	\$54,260	\$105,821
\$20,000,000	\$24,696,000	\$136,790	\$147,779	\$20,000,000	\$20,606,020	\$136,790	\$123,305	\$20,000,000	\$23,578,880	\$72,330	\$140,795	\$72,306	\$140,795	\$72,347	\$141,094
\$25,000,000	\$30,870,000	\$171,109	\$184,724	\$25,000,000	\$25,757,525	\$171,109	\$154,131	\$25,000,000	\$29,473,600	\$90,416	\$176,068	\$90,393	\$176,068	\$90,434	\$176,368
\$30,000,000	\$37,044,000	\$205,428	\$221,668	\$30,000,000	\$30,909,030	\$205,428	\$184,957	\$30,000,000	\$35,368,320	\$108,503	\$211,342	\$108,480	\$211,342	\$108,521	\$211,641
\$35,000,000	\$43,218,000	\$239,747	\$258,613	\$35,000,000	\$36,060,535	\$239,747	\$215,783	\$35,000,000	\$41,263,040	\$126,590	\$246,616	\$126,567	\$246,616	\$126,608	\$246,915
\$40,000,000	\$49,392,000	\$274,066	\$295,558	\$40,000,000	\$41,212,040	\$274,066	\$246,610	\$40,000,000	\$47,157,760	\$144,677	\$281,889	\$144,653	\$281,889	\$144,694	\$282,188
\$45,000,000	\$55,566,000	\$308,385	\$332,502	\$45,000,000	\$46,363,545	\$308,385	\$277,436	\$45,000,000	\$53,052,480	\$162,764	\$317,163	\$162,740	\$317,163	\$162,781	\$317,462
\$50,000,000	\$61,740,000	\$342,705	\$369,447	\$50,000,000	\$51,515,050	\$342,705	\$308,262	\$50,000,000	\$58,947,200	\$180,851	\$352,436	\$180,827	\$352,436	\$180,868	\$352,735

CITY OF WELDON, IOWA
Estimated Tax Bill - **ACFGL Portion ONLY**
Change between FY 2026 and FY 2031

	Commercial		Industrial		Residential Homestead - Non Senior		Residential Homestead - Senior		Residential Non-Homestead	
FY 2026 Valuation	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %	FY26/31 Change \$	FY26/31 Change %
\$50,000	\$189	104.26%	\$127	70.43%	(\$110)	(67.22%)	(\$86)	(61.71%)	\$172	95.02%
\$100,000	\$377	104.26%	\$255	70.43%	\$62	18.04%	\$86	26.69%	\$344	95.02%
\$150,000	\$566	104.26%	\$382	70.43%	\$234	44.56%	\$257	51.33%	\$516	95.02%
\$200,000	\$592	66.83%	\$347	39.20%	\$406	57.49%	\$429	62.91%	\$687	95.02%
\$250,000	\$618	50.31%	\$312	25.41%	\$578	65.14%	\$601	69.64%	\$859	95.02%
\$300,000	\$645	40.99%	\$277	17.64%	\$750	70.20%	\$773	74.04%	\$1,031	95.02%
\$400,000	\$697	30.86%	\$208	9.19%	\$1,093	76.49%	\$1,117	79.44%	\$1,375	95.02%
\$500,000	\$750	25.45%	\$138	4.67%	\$1,437	80.23%	\$1,461	82.63%	\$1,719	95.02%
\$600,000	\$802	22.09%	\$68	1.87%	\$1,781	82.72%	\$1,804	84.73%	\$2,062	95.02%
\$700,000	\$855	19.79%	(\$2)	(0.05%)	\$2,124	84.49%	\$2,148	86.23%	\$2,406	95.02%
\$800,000	\$907	18.13%	(\$72)	(1.44%)	\$2,468	85.81%	\$2,492	87.34%	\$2,750	95.02%
\$900,000	\$960	16.86%	(\$142)	(2.49%)	\$2,812	86.84%	\$2,835	88.21%	\$3,094	95.02%
\$1,000,000	\$1,012	15.87%	(\$212)	(3.32%)	\$3,156	87.66%	\$3,179	88.90%	\$3,437	95.02%
\$2,000,000	\$1,537	11.61%	(\$910)	(6.87%)	\$6,593	91.35%	\$6,617	91.98%	\$6,875	95.02%
\$3,000,000	\$2,062	10.26%	(\$1,609)	(8.00%)	\$10,030	92.58%	\$10,054	93.00%	\$10,312	95.02%
\$4,000,000	\$2,587	9.59%	(\$2,307)	(8.56%)	\$13,468	93.19%	\$13,491	93.50%	\$13,749	95.02%
\$5,000,000	\$3,113	9.20%	(\$3,006)	(8.89%)	\$16,905	93.56%	\$16,929	93.81%	\$17,187	95.02%
\$6,000,000	\$3,638	8.94%	(\$3,705)	(9.10%)	\$20,342	93.80%	\$20,366	94.01%	\$20,624	95.02%
\$7,000,000	\$4,163	8.75%	(\$4,403)	(9.26%)	\$23,780	93.98%	\$23,803	94.16%	\$24,061	95.02%
\$8,000,000	\$4,688	8.61%	(\$5,102)	(9.37%)	\$27,217	94.11%	\$27,241	94.27%	\$27,499	95.02%
\$9,000,000	\$5,213	8.51%	(\$5,800)	(9.46%)	\$30,654	94.21%	\$30,678	94.35%	\$30,936	95.02%
\$10,000,000	\$5,738	8.42%	(\$6,499)	(9.54%)	\$34,092	94.29%	\$34,115	94.42%	\$34,373	95.02%
\$15,000,000	\$8,364	8.16%	(\$9,992)	(9.75%)	\$51,279	94.54%	\$51,302	94.62%	\$51,560	95.02%
\$20,000,000	\$10,989	8.03%	(\$13,485)	(9.86%)	\$68,465	94.66%	\$68,489	94.72%	\$68,747	95.02%
\$25,000,000	\$13,615	7.96%	(\$16,978)	(9.92%)	\$85,652	94.73%	\$85,675	94.78%	\$85,934	95.02%
\$30,000,000	\$16,240	7.91%	(\$20,471)	(9.96%)	\$102,839	94.78%	\$102,862	94.82%	\$103,120	95.02%
\$35,000,000	\$18,866	7.87%	(\$23,964)	(10.00%)	\$120,025	94.81%	\$120,049	94.85%	\$120,307	95.02%
\$40,000,000	\$21,491	7.84%	(\$27,457)	(10.02%)	\$137,212	94.84%	\$137,236	94.87%	\$137,494	95.02%
\$45,000,000	\$24,117	7.82%	(\$30,950)	(10.04%)	\$154,399	94.86%	\$154,422	94.89%	\$154,681	95.02%
\$50,000,000	\$26,743	7.80%	(\$34,443)	(10.05%)	\$171,586	94.88%	\$171,609	94.90%	\$171,867	95.02%